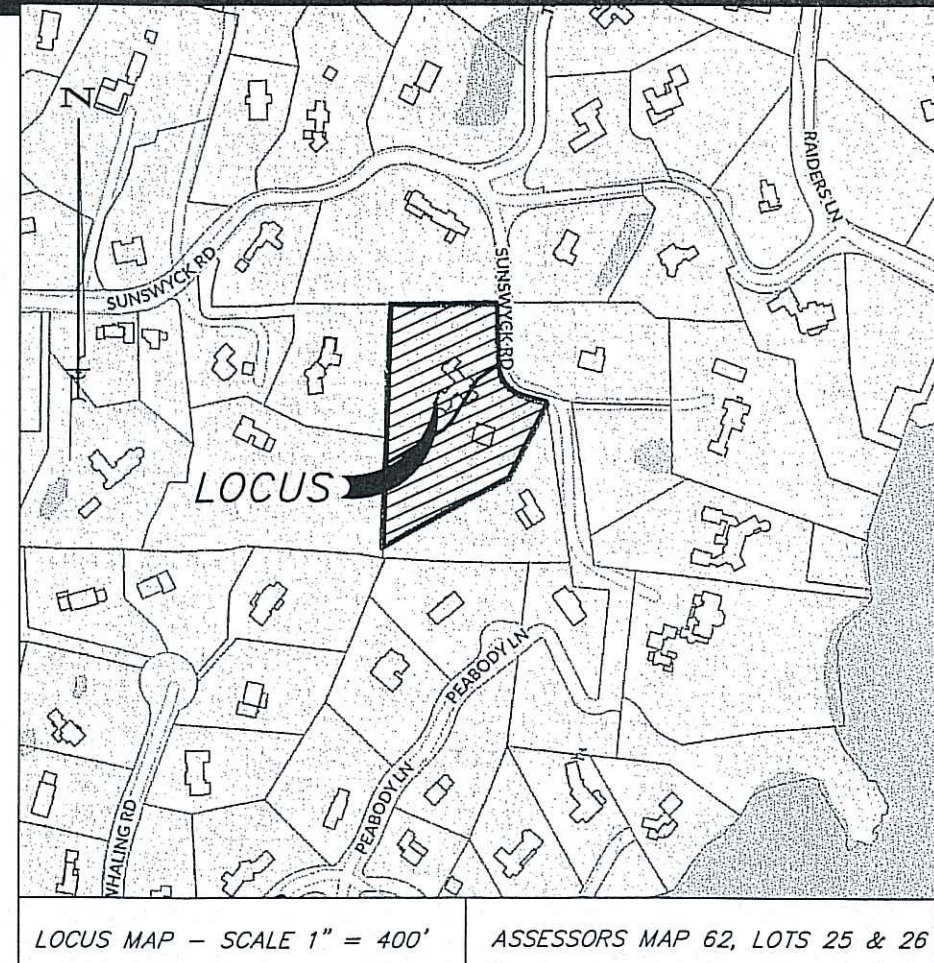


N/F  
WILLIAM H. JOHNSTON  
MARY W. JOHNSTON  
ASSESSOR'S LOT 27  
29 SUNSWYCK ROAD



**WILLIAM W. SEYMOUR & ASSOCIATES, P.C.**  
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS  
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©  
WWW.WWS-LS.COM ~ INFO@WWS-LS.COM

ZONING LOCATION & PROPERTY SURVEY  
DEPICTING PROPOSED CONDITIONS  
49 SUNSWYCK ROAD  
PREPARED FOR

# PALLADIAN BUILDERS

*DARIEN, CONNECTICUT*

JEFFREY W. McDOUGAL CT PLS #70090

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS  
SUBSTANTIALLY CORRECT AS NOTED HEREON

SCALE: 1" = 20'	DATE: 01/30/2020
DRAWN BY: JWM	CHECKED BY: JWM
DWG. NO: 19-14260_SD	

N/F  
CHRISTINE HAMILTON HALL  
MALCOLM HALL  
ASSESSOR'S LOT 24  
53 SUNSWYCK ROAD

LOT 1  
= 57,760± SQ.FT.  
OR 1.3260± ACRES

LOT 2  
= 55,327± SQ.FT.  
OR 1.2701± ACRES

TOTAL AREA  
= 113,087± SQ.FT.  
OR 2.5961± ACRES

ZONING CHART		LOT 1		R - 1 ZONE		ZONING CHART		LOT 2		R - 1 ZONE	
ZONING ELEMENT	MIN/MAX	PROPOSED	AS-BUILT	ZONING ELEMENT	MIN/MAX	PROPOSED	AS-BUILT				
LOT AREA	1.0000 ACRES 43,560 SQ. FT.	1,3280± ACRES 57,760± SQ. FT.		LOT AREA	1.0000 ACRES 43,560 SQ. FT.	1,2701± ACRES 55,327± SQ. FT.					
MIN. WIDTH	150 FEET	>150 FEET ④ PROPOSED		MIN. WIDTH	150 FEET	>150 FEET ④ PROPOSED					
MIN. FRONTAGE	50 FEET	139.17 FEET		MIN. FRONTAGE	50 FEET	129.12 FEET					
MIN. DEPTH	150 FEET	330 FEET		MIN. DEPTH	150 FEET	220.26 FEET					
MIN. FRONT YARD	40 FEET 65 FEET TO ④			MIN. FRONT YARD	40 FEET 65 FEET TO ④						
MIN. SIDE YARD (LEAST ONE)	25 FEET			MIN. SIDE YARD (LEAST ONE)	25 FEET						
MIN. SIDE YARD (TOTAL OF TWO)	50 FEET			MIN. SIDE YARD (TOTAL OF TWO)	50 FEET						
MIN. REAR YARD	40 FEET			MIN. REAR YARD	40 FEET						
MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES			MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES						
MAX. BUILDING HEIGHT (FEET)	30 FEET			MAX. BUILDING HEIGHT (FEET)	30 FEET						
MAX. BUILDING COVERAGE	20 PERCENT 11,522 SQ. FT.			MAX. BUILDING COVERAGE	20 PERCENT 11,065 SQ. FT.						

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS AMENDED ON OCTOBER 26, 2018.

IT IS A ZONING LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A REQUIREMENT CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH REFERENCE TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN A 'R - 1' ZONE.

REFER TO PARCELS "A" & "B" ON MAP 4521 OF THE DARIEN LAND RECORDS.

REFER TO WARRANTY DEED RECORDED IN VOL. 1457, PG. 391 OF THE DARIEN LAND RECORDS.

THE INLAND WETLANDS DEPICTED HEREON WERE STAKED IN THE FIELD ON JANUARY 9, 2020 BY JAY FAIN & ASSOCIATES, LLC ENVIRONMENTAL CONSULTING SERVICES.

SUBJECT PROPERTY APPEARS ON FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP NO. G000200360 - DATED: JULY 9, 2013 AND IS DEPICTED AS LYING ENTIRELY OUTSIDE THE ONE PERCENT ANNUAL CHANCE BOUNDARY.

THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

THIS PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT (CAM) BOUNDARY.

ELEVATIONS NOTED HEREON ARE BASED ON NAVD 1988 VERTICAL DATUM AND CONFORM TO VERTICAL ACCURACY CLASS "V - 3".

